

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

BRYAN L. KENNELLY
(INCORPORATED)
Real Estate Auctioneers

NEXT WEDNESDAY NOV. 23
Public Auction
150 Vacant Corners, Block Front, Choice Inside Lots and Plots 150 in the **DYCKMAN SECTION** MANHATTAN ISLAND
By Order of the **DYCKMAN ESTATE** and Others
Included in the sale are choice properties on Broadway, Dyckman, Cooper, Academy, Thayer, Elwood, Arden, 202nd, 204th, 205th, 208th, 215th and 225th Sts.; Hillside, Post, Nagle, Sherman, Amsterdam, Ninth and Seaman Aves.; Bogardus Place and Harlem River between 205th and 206th Streets.
BUILDERS—INVESTORS—SPECULATORS
Tax Exemption Law Expires April 1st, 1922.

TUESDAY EVEN. DEC. 6
At 8 P. M. in the **BROOKLYN REAL ESTATE EXCHANGE**, 189 Montague St.
Ideal Locations for Apartment Houses, Stores and Private Dwellings.
105-- Brooklyn Lots --105
Bay Ridge and Flatbush Sections
Located On
80th & 81st STS. COLONIAL ROAD & NARROWS AVE.
87th & 88th STS. and FOURTH AVENUE
93rd ST. Between RIDGE BOULEVARD & THIRD AV.
80th ST. Between NEW UTRECHT AV. & 18th AV.
77th ST. Between 12th & 13th AVENUES
76th ST. Between 12th & 13th AVENUES
S. W. COR. 76th STREET & 11th AVENUE
11th AVENUE Between 77th & 78th STREETS
OCEAN PARKWAY, AVENUE U & EAST 5TH STREET
Write or Telephone for Illustrated Bookmap.

WEDNESDAY DEC. 7
At Noon, in the **REAL ESTATE EXCHANGE**, 14-16 Vesey St., New York City.
Special Auction Salesday
Absolute Supreme Court Partition Sale
ESTATE OF SOPHIA GUNDMUND
By order of Warren Leslie, Referee.
247-249 EAST 28TH STREET
Five story and basement flat with stores
Size 48.10/3x74x irregular.
20 Choice YONKERS Building LOTS
West Side Nepperhan Avenue, running through to Upland Avenue, just south of Brook Place.
ABSOLUTE AUCTION SALE
3 WEST BRONX BUILDING PLOTS
E. S. Macombs Road, 75 ft. south of 176th St. Size 75x100.
E. S. 176th Street, 125 ft. East of Macombs Road. Size 75x100.
S. S. Davidson Ave. 61 ft. south of 176th St. Size 50x100.
2 East BRONX Building LOTS
N. E. COR. NEIL AVE. & N. Side NEIL AVE.
WILLIAMSBURG ROAD
Vacant Lot, 25x95
Vacant lot, 25x95
FORT WASHINGTON AVE.
Southeast corner of 187th St. Vacant plot of 4 lots, size 100x90
WEST NEW BRIGHTON—STATEN ISLAND
1713 RICHMOND TERRACE
Two and three story buildings, size 48.5x220.
Write or Telephone for Illustrated Bookmap.

SATURDAY DEC. 10
At 1 P. M. in the **REAL ESTATE EXCHANGE**, 14-16 Vesey Street, New York City.
149 BROADWAY BRYAN L. KENNELLY, (INCORPORATED) TEL 1547 CORTLANDT

CITY REAL ESTATE.
Above 90th St.—5th Av. to North River.
A Broadway Taxpayer
Below 96th St.
This property should conservatively pay 12% to 15%.
Wood, Dolson Co.
Broadway and 90th St. Schuyler 1100.
WEST END AVE.
For Elevator Apt. House. Equity \$100,000. First mortgage only. Consider free and clear Country Place or Private House part payment. Principals only.
MASSOIT & LANNING.
B'way & 90th St. Tel. 8400 Riverside.
YOUR RENT FREE
For lower part of elegant four story and basement private home in good order with immediate possession. Close to 90th St. Subway Station and Riverside Drive. Your return from renting the upper floors more than carry the investment—\$8,000 cash. Balance of \$32,000 on easy terms. OWNER, Room 626, 30 East 42d St.
Rental, \$4,000; Price, \$26,500
Five story triple flat, West 101st St.; 3 year mortgage; not heated.
JOHN PETERS, 210 E. 14th St.
NEAR MORNINGSIDES PARK
Five story double flat, West 114th St.; not heated. Rental \$3,000. Price \$28,000.
JOHN PETERS, 210 E. 14th St.
CITY REAL ESTATE.
Above 20th St.—5th Av. to North River.
RIVERSIDE DRIVE COR.
New 12nd Street
MODERN DWELLING
Suitable for Alteration
Price Reasonable
LADD & NICHOLS
9 East 46th Street
Tel. Murray Hill 1392.
SUPERIOR WEST 5 STORY
Brown Stone 10 Family Flat.
14 Rooms, Steam, Hot Water Supply.
23,410 sq. ft. Rent \$7,000. Low.
Monthly Rentals. Mortgage \$30,000.
CHAS. S. KOHLER, INC.
901 Columbus Ave. (1010). Academy 2670.
FOR IMMEDIATE ACTION
Block front on Wadsworth av., six story high, close elevator, 48 apartments; layout, 48, 26, 18, 14. Income over \$50,000. Asking \$300,000.
Five story modern apartment house. All latest improvements. 50 families, built 112. Layout, 36 and 46, 30 tenants. Located in Dyckman Section, near subway station. Can be bought for 5 1/2 times, with \$15,000 cash. Income \$14,000.
Five and one-half story high class walk-up. Size 42,920 sq. ft. Layout, 48, 26 and 18. Located on upper West Side. All improvements. Income over \$15,000. Can be bought for about 3 times the rental.
Management of property solicited.
F. J. MAAS REALTY CO., INC.
306 West 102d St. Phone Riverside 209.
WASHINGTON HEIGHTS
139th St., 3 story, 50 four room, rents \$15,000. Price \$25,000. 172d St., 5 story walk-up, rents \$20,000. Price \$40,000. St. Nicholas Av. corner, 6 story elevator. MANY OTHER BARGAINS.
CHARLES BERLIN, 3883 Broadway.
CITY REAL ESTATE.
Borough of Manhattan—Miscellaneous.
Snap for Quick Buyers
BANK STREET
6 story apartment, 50 rms; all improvements. Rents \$11,170. Price \$80,000.
CENTRAL PARK WEST
7 story elevator, 44 rooms. Rental over \$22,000. Price \$125,000.
EAST 69TH ST.
SPLENDID building, 23,100 sq. ft. 32,620 sq. ft. Rents over \$6,000. Price \$10,000.
WEST 176TH ST.
Two 5 story; all improvements. Rents \$14,252. Price \$102,000. Easy terms.
FIRST AV. CORNER
5 story apartment, with stores. 23,600 sq. ft. Rents \$11,170. Price \$7,000. Price \$40,000.
EAST 163D ST. CORNER
5 story apartment, with stores. 22,620 sq. ft. Rents over \$6,000. Price \$10,000.
UNIVERSITY AV.
32,610 sq. ft. brick dwelling, with garage; splendid residential estate. \$32,000.
TO LEASE
2,100 sq. ft. excellent 3 1/2 story building; present lease \$9,500 to 1830; will take \$5,000.
RAYWALL REALTY CO.
Suite 701, 505 5th Ave.
TELEPHONE MURRAY HILL 1034.
\$100,000 Cash
WILL EARN
\$25,000 PER YEAR
Invested in
A modern fireproof apartment house in 70's, accessible to subway and elevated stations. Owner will consider large private home in payment.
SLAWSON & HOBBS
162 West 72d St., near B'way

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

ALBERT D. LASKER
Chairman of United States Shipping Board, Emergency Fleet Corporation SAYS
JOSEPH W. POWELL
President of United States Shipping Board, Emergency Fleet Corporation SAYS

"It is the Popular Way"
Admiral Wm. F. BENSON
Of the United States Shipping Board, Emergency Fleet Corporation SAYS
"It is the Proper Way"
ELMER SCHLESINGER
General Counsel of United States Shipping Board SAYS
"It is the Only Way"
MEYER LISSNER
Commissioner, United States Shipping Board, Emergency Fleet Corporation SAYS
"It is the Best Way"

THIS MEANS THAT UNCLE SAM IS GOING TO SELL
1578 beautiful Houses at "Fairview," Camden, N. J.
320 beautiful Houses at "Harriman," Bristol, Penn.
Artistic brick, detached, semi-detached and attached houses, built during war times to attract the best type of employee—cost was no object—now to be sold by Joseph P. Day, Auctioneer, to highest bidders, at Public AUCTION commencing Saturday, Dec. 10, at 1 P. M. on the premises at "Fairview," Camden, N. J., and every day and evening thereafter until the last house is sold at Camden, and then at Bristol, Pa.

Booklets are in press. For further particulars write to **JOSEPH P. DAY** at any of the following offices:
WASHINGTON OFFICE
The U. S. Shipping Board
19 & B Sts., N. W., Washington, D. C.
CAMDEN OFFICE
"Fairview," Camden, N. J.
PHILADELPHIA OFFICE
The U. S. Shipping Board
114 North Broad St., Phila., Pa.
BRISTOL OFFICE
"Harriman," Bristol, Pa.
67 Liberty Street, New York City

CITY REAL ESTATE.
Borough of Queens—Sale or Rent.
CITY REAL ESTATE.
Borough of Queens—Sale or Rent.
CITY REAL ESTATE.
Borough of Queens—Sale or Rent.

Concourse Lots on Easy Terms
Block Fronts
169 to 170 Street
APPLY
J. ROMANE BROWN CO.
10 E. 43d St. Tel. Murray Hill 1481
Attention Builders
Several fine taxpayer plots in the Bronx for sale cheap.
Stebbins Realty Const. Co.,
149 Broadway.
Telephone 4667 Cortlandt.
Borough of Brooklyn—Sale or Rent.
52 SOLD
On our remaining houses we will accept as little as **\$1,000 Cash**
from the right kind of buyers.
New 1-Fam. House With Garage
Attractive in design and well built. Each has a Sun Parlor, Attic, 5 to 5 Bedrooms, fine bath and modern conveniences. And the prices are right. Accessibly located in residential sections. OPEN EVENINGS.
All Tax Exempt, saving you \$1,400
BAY RIDGE
Only 8 houses left.
6th Av. and 68th St.
4th Av. B.R.T. Subway to Bay Ridge Av.
EASTERN PARKWAY
Only 9 houses left.
Sullivan St. and Rogers Av.
Sample house furnished by Gimbel Bros.
Nostradam Av. Interborough Subway to Sterling St. or Brighton Line B.R.T. Subway to Prospect Park.
REALTY ASSOCIATES, BUILDERS
162 Remsen St., Brooklyn.

Forest Hills Gardens
15 MINUTES FROM PENN. STATION.
A place for those who appreciate Artistic Surroundings.
A choice of houses and plots for sale.
28 MINUTES TO NEW YORK AND BROOKLYN
"QUEENS VILLAGE HOMES"
A Select Tax Exempt Colony of Character and Quality
Every Improvement—Both in Houses and Streets—We Emphasize This and Invite Inspection
\$7,500 UP
\$1,000 DOWN
Balance on Easy Terms
QUEENS VILLAGE HOMES INC.
HOLLIS 4450
Immediate Occupancy.
Detached.
23rd St. and 4th St.
New York
Forest Hills, Long Island.

REAL ESTATE—OUT OF CITY.
Long Island—Sale or Rent.
BEAUTIFUL BALDWIN
43 minutes from Manhattan. No strap hanging. Every one admits paying exorbitant rents in the city. I guarantee that the carrying charges on each place of property listed below is one-half the rent you are now paying, and that of such carrying charges more than one-half pays off your mortgage. In addition you are living in God's country, enjoying city conveniences, with boating and bathing in season.
Fine new 4 room bungalow; near trolley and bay; \$1,000 cash; price, \$3,600.
Splendid 8 room cottage, electricity, 2-car garage; house beautifully decorated; in perfect condition throughout; price, \$5,000.
Large plot of ground; all improvements; cash \$250; price, \$5,000.
Nine-room house, electricity; bath; 1 1/2 acres of ground; 15 minutes from depot; price, \$100 per month.
A grand country home; 8 minutes from depot; on magnificent avenue; 20,000 square feet of ground; covered with exquisite shrubbery and fruit; house contains 8 rooms; steam heated and all modern improvements; 2-car garage; closing of an estate; suitable arrangements can be made; price, \$12,000.
ROCKVILLE CENTRE, GARDEN CITY
PRICES AND TERMS.
Several magnificent cottages, with garage, to rent, year's lease, \$100 per month.
LUERSEN
Immediately to right as you get off train, **BALDWIN, L. I.**
Telephone Prospect 1018.
New York Office: Vanderbilt Avenue Building, 53 East 42d St., rooms 308-311. See Mr. F. C. SMITH. Telephone: Vanderbilt 5400 during business days and hours. On Saturdays, Sundays and holidays, telephone Prospect 1018.
NEW YORK OFFICE: VANDERBILT AVENUE BUILDING, 53 EAST 42D ST., ROOMS 308-311. SEE MR. F. C. SMITH. TELEPHONE: VANDERBILT 5400 DURING BUSINESS DAYS AND HOURS. ON SATURDAYS, SUNDAYS AND HOLIDAYS, TELEPHONE PROSPECT 1018.

Arleigh
Ten Years' Tax Exemption
Six rooms, tiled bath and kitchen and heated garage, tapeworm brook, parquet floors, tiled bath and kitchen, steam heat, 15 minutes from 42d St., 5 cent car fare, adjoining new 60 acre million dollar waterfront park; ten years' tax exemption. Price \$11,500 to \$12,000. \$2,000 cash, balance like rent. Take Queensboro Subway Train (Ditmars Ave. Line) from Grand Central Subway Station direct to the property, one block from Ditmars Avenue Station.
Send for photographs, floor plans and particulars. Brokers protected.
RICKERT-BROWN REALTY CO.,
10 Vanderbilt Av., Tel. Vanderbilt 3164
BUILDING AND PERMANENT LOANS
On one and two-family houses and five-story walk-ups in Long Island City; 75% subordination on the land; MOST LIBERAL BUILDING PROPOSITION EVER OFFERED; unlimited demand for houses and apartments; unusual opportunity for large operators.
Rickert-Brown Realty Co.
Tel. Vanderbilt 3164, 35 Vanderbilt Av.
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Long Island—Sale or Rent.
SPECIAL AT FOREST HILLS
New corner house and garage, tax exempt, ready to be occupied; has 8 rooms and two baths, sun parlor, sleeping porch, every modern improvement. Bring your wife. GEORGE C. JOHNSON, owner and builder, on premises from 1 until 5 P. M., daily and Sunday, corner of Colonial av. and Euclid St., Forest Hills, one block from boulevard.
NORTH SHORE
Best Properties for Sale and Lease.
REAL ESTATE CORPORATION.
55 Liberty St., N. Y. Cort. 4657
OLD GARDEN CITY
Fully improved Restricted Building Plots, 2 1/2 to 4000 and up. Terms reasonable. The Garden City Company, Garden City, L. I.

Norwood Gardens
EIGHT ROOMS, two private baths and a two-car garage.
Rickert-Brown Realty Company.
35 Vanderbilt Av. Tel. Vanderbilt 3164.
WILL EARN \$25,000 PER YEAR
Invested in
A modern fireproof apartment house in 70's, accessible to subway and elevated stations. Owner will consider large private home in payment.
SLAWSON & HOBBS
162 West 72d St., near B'way
REAL ESTATE—OUT OF CITY.
Long Island—Sale or Rent.
GREENWICH
Fisherman's cottage, directly on shore, perfect condition, modern into modern residence; 10 rooms, bath, garage, boat landing, 600 sq. ft. Price \$30,000.
New Colonial house on salt water river; 10 rooms, 3 baths; 2 acres. A great bargain. No. A-1729.
Price \$25,000.
OFFICE OPEN SUNDAYS
LADD & NICHOLS
Greenwich, Conn.
Tel. 1717.
FOR SALE AT GREENWICH
No. 378—Framed house, 8 sleeping rooms, 2 baths, steam heat; near beach; 3 acres, fine trees; restricted neighborhood; garage, chauffeur's room. Good buy at \$25,000.
E. P. HATCH, INC.
Greenwich, Conn., Real Estate
PICKWICK INN BUILDING
Telephone Greenwich 1923-1925.
OPEN ON SUNDAY.
ESTATE
30 acres, Ridgefield. Ideal country home. 1000 sq. ft. of stone, half mile station, churches, schools, stores; beautifully landscaped grounds; trees, orchards, fruit, stone house, attractive design, 30 rooms, large porches; cost \$85,000 to build. Garage, cottage, barn; large water plant. Sacrifice \$20,000 to settle estate.
E. H. PUGH, care S. Osmond Bell & Co., 17 West 44th St., New York.
AT GREENWICH, CONN.
FOR SALE.
Property of one acre, excellent neighborhood. New frame dwelling; 6 bedrooms, 2 baths; garage. This most attractive, desirable, small estate for immediate occupancy.
W. F. DAY
300 FIFTH AVE.
REAL ESTATE
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ESTATE
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REAL ESTATE
Sound Beach, Ct. Tel. 544.
E. P. HATCH, INC.
Real Estate
Greenwich, Ct. Tel. 1923.
New Jersey—Sale or Rent.
Dutch Colonial House
For Sale
Colonial hall, living room, sun room, dining room, study, kitchen, etc.; 4 master's bedrooms, 3 baths, 5 servants' rooms; large terrace, 30 rooms; hot water heat, electric lights. Grounds beautifully developed. Concrete swimming pool, two picturesque water lily ponds; fruit orchard and garden. Each of 35 acres, stable and three car garage, with living quarters.
ONLY \$50,000 NOW
GENUNG & DAY
Morristown, New Jersey.
MONTCLAIR
\$9,500—is the price at which we offer a selection of small modern homes in choice locations; good sized plots; large living room, dining room, kitchen, 3 bedrooms, tiled bath; steam, electricity; all modern improvements; large terraces. These are beautifully designed; easy terms.
\$12,000—CHARMING colonial residence, delightfully located; large plot; centre hall, large living room, dining room, tiled kitchen, breakfast room, 3 bedrooms, 2 bathrooms, 2 baths, 5 servants' rooms; large terrace, 30 rooms; hot water heat, electric lights. Grounds beautifully developed. Concrete swimming pool, two picturesque water lily ponds; fruit orchard and garden. Each of 35 acres, stable and three car garage, with living quarters.
\$17,500—PRIVATE owner leaving Montclair offers his colonial residence on beautiful south side, convenient to Larchmont; centre hall, large living room, dining room, kitchen, 3 bedrooms, 2 bathrooms, 2 baths, 5 servants' rooms; large terrace, 30 rooms; hot water heat, electric lights. Grounds beautifully developed. Concrete swimming pool, two picturesque water lily ponds; fruit orchard and garden. Each of 35 acres, stable and three car garage, with living quarters.
MURDOCK COMPANY
Real Estate Brokers.
Opp. Larchmont, Montclair. Phone 4616.
A SERVANTLESS HOUSE AT LAST
\$2,500
CASH AND \$7,500 ON EASY TERMS
7 ROOMS, 7 BATHS, Tiled Bath.
EASY COMMUTATION TO NEW YORK.
Permanent home, everything modern and ready for occupancy at above price; extra large living room, dining room, kitchen, steam heat, parquet floors, beautifully decorated inside and out, tiled, strictly residential neighborhood. Water sports, golf, country club, schools, churches, markets. Big living room with huge open fireplace. Many fine old cars, supply of furniture, etc. in new place. Electrically equipped throughout, including electric range, vacuum cleaner, washer, refrigerator and base plugs. Balance, after initial payment, can be paid up, with less money than you will waste in rent the next few months. Investigate. P. D. WOODBETTER, Suite 1212, 170 Broadway, N. Y. C. Tel. 1922 Cort.